

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NWC Long Lake Drive \* ZONING COMMISSIONER  
& Timber Grove Road \* OF BALTIMORE COUNTY  
Arborwood Subdivision \*  
4th Election District \* Case No. 91-520-A  
3rd Councilmanic District \*  
Continental Landmark, Inc. \*  
Petitioner \*  
\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for a Zoning Variance, variance from Section 413.1.e to permit a single face illuminated sign of 14.13 sq. ft. on a decorative wall in lieu of the permitted non-illuminated 15 sq. ft. and to amend the last Final Development Plan of the Blank property, as more particularly described on Petitioner's Exhibits Nos. 1 and 2.

The Petitioner, by Benjamin Bronstein, Esquire, appeared and testified. There were no Protestants.

Proffered testimony indicated that the requested signage consists of a 15 sq. ft. sign affixed or mounted on a decorative concrete wall, as indicated on Petitioner's Exhibit No. 2. A fountain has been incorporated into the decorative wall and the area surrounding the front of the wall has been tastefully landscaped (see Petitioner's Exhibit No.2). Clearly the hardship is created by the fact that the zoning regulations do not account for a 15 sq. ft. sign mounted on a decorative wall treatment.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore,

should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of Sept. 1991 that, pursuant to Petition for Zoning Variance, variance from Section 413.1.e to permit a single face illuminated sign of 14.13 sq. ft. on a decorative wall in lieu of the permitted non-illuminated 15 sq. ft. and to amend the last Final Development Plan of the Blank property, in accordance with Petitioner's Exhibits Nos. 1 and 2, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

JRH:mmn  
cc: Peoples Counsel

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 9/13/91  
By J. R. Haines

-2-

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

September 11, 1991

Benjamin Bronstein, Esquire  
Evans, George and Bronstein  
29 W. Susquehanna Avenue  
Suite 205  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
Case No. 91-520-A  
Continental Landmark, Inc.

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines  
Zoning Commissioner

JRH:mmn  
att.  
cc: Peoples Counsel

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-520-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.1.e to permit a single face illuminated sign of 14.13 sq. ft. on a decorative wall in lieu of the permitted non-illuminated 15 sq. ft. and to amend the last F.D.P. of the Blank Property.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, following reasons: (indicate hardship or practical difficulty)

1. Configuration of site.
2. Such reasons as may be demonstrated at the time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) Continental Landmark, Inc.  
(Type or Print Name)  
Signature By: Robert Haines  
Address (Type or Print Name)  
City and State Signature

Attorney for Petitioner: Benjamin Bronstein, Esquire  
EVAHNS, GEORGE AND BRONSTEIN  
(Type or Print Name) 8743 R Mylander Lane 825-4200  
Address Phone No.  
Towson, Maryland 21204  
City and State  
29 W. Susquehanna Ave., Ste. 205  
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Towson, Maryland 21204 William F. Kirwin, Inc.  
City and State Name  
Attorney's Telephone No.: (301) 296-0200 28 E. Susquehanna Ave. 337-0075  
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this day of 1991 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of 1991 at o'clock M.

ESTIMATED LENGTH OF HEARING - 1/2HR. 41HR. (over)  
AVAILABLE FOR HEARING MON./TUE. 9/16/91 - NEXT TWO MONTHS  
ALL ORDER  
REVIEWED BY: CAM DATE 9/27/91  
Date  
By

ORDER RECEIVED FOR FILING

ZONING DESCRIPTION

Sign Parcel - Arborwood

BEGINNING at a point on the west side of Timber Grove Road which is 60 feet wide at the distance of 40 feet more or less north of the centerline of Long Lake Drive which is 50 feet wide. As recorded in Deed Liber 61, Folio 95 and running the following courses and distances: South 71 degrees 56 minutes 41 seconds West 22.21 feet and North 56 degrees 54 minutes 26 seconds West 38.52 feet and North 71 degrees 56 minutes 41 seconds East 71.77 feet and South 22 degrees 11 minutes 14 seconds West 39.30 feet to the place of beginning.

CONTAINING 0.032 acres, or 1,410 square feet, of land, more or less and located in the Fourth Election District.

WFK  
Landscape Architecture  
Land Planning  
Environmental Design



WILLIAM F. KIRWIN, INC.  
28 E. Susquehanna Avenue Towson, MD 21204 Phone 301-337-0075 FAX 301-823-3827

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 4th Date of Posting 8-14-91  
Posted for: Variance  
Petitioner: Continental Landmark, Inc.  
Location of property: 29 W. Susquehanna Ave., Ste. 205  
Location of Sign: NW Corner of Long Lake Drive and Timber Grove Road  
Remarks: 1 sign  
Posted by: J. R. Haines Date of return: 8-16-91  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 8/8 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 8/8 1991

THE JEFFERSONIAN,

S. Zeke Olson  
Publisher

\$70.76

"DUPLICATE"  
CERTIFICATE OF PUBLICATION

TOWSON, MD. 8/8 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 8/8 1991

OWINGS MILLS TIMES,

S. Zeke Olson  
Publisher

\$70.76

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date 9/8/91

POSTING AND ADVERTISING FEES \$95.76

Owners Continental Landmark, Inc.

Please Make Checks Payable To: Baltimore County  
04A04M0189MCHRC  
910122PM09-06-91

receipt

\$95.76

receipt

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 26, 1991

DATE: 8/20/91

Continental Landmark, Inc.  
8743 R Hylander Lane  
Towson, Maryland 21204

RE: Case Number: 91-520-A  
940 Long Lake Drive and Timber Grove Road  
Arboretum Subdivision  
4th Election District - 3rd Councilmanic  
Petitioner(s): Continental Landmark, Inc.  
HEARING: Friday, Sept. 6, 1991, 2 pm

Dear Petitioner(s):

Please be advised that \$ 95.76 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Benjamin Bronstein, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

JULY 15, 1991

COPY

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-520-A  
940 Long Lake Drive and Timber Grove Road  
Arboretum Subdivision  
4th Election District - 3rd Councilmanic  
Petitioner(s): Continental Landmark, Inc.  
HEARING: MONDAY, SEPTEMBER 16, 1991 at 9:00 a.m.

Variance to permit a single face illuminated sign of 14.13 sq. ft. on a decorative wall in lieu of the permitted non-illuminated 15 sq. ft.; and to amend the last Final Development Plan of the Blank Property.

Zoning Commissioner of  
Baltimore County

cc: Continental Landmark, Inc.  
Benjamin Bronstein, Esq.  
William F. Kirwin, Inc.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

AUG 24, 1991

NOTICE

\*NEW HEARING DATE

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-520-A  
940 Long Lake Drive and Timber Grove Road  
Arboretum Subdivision  
4th Election District - 3rd Councilmanic  
Petitioner(s): Continental Landmark, Inc.  
HEARING: \* FRIDAY, SEPTEMBER 6, 1991 at 2:00 p.m.

Variance to permit a single face illuminated sign of 14.13 sq. ft. on a decorative wall in lieu of the permitted non-illuminated 15 sq. ft.; and to amend the last Final Development Plan of the Blank Property.

J. Robert Haines  
Zoning Commissioner of  
Baltimore County

cc: Continental Landmark, Inc.  
Benjamin Bronstein, Esq.  
William F. Kirwin, Inc.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 12, 1991

Benjamin Bronstein, Esquire  
29 W. Susquehanna Avenue, Suite 205  
Towson, MD 21204

RE: Item No. 510, Case No. 91-520-A  
Petitioner: Continental Landmark, et al  
Petition for Zoning Variance

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Richard Yaffe  
Continental Landmark, Inc.  
8743 R. Hylander Lane  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 16th day of July, 1991.

ARNOLD JABLON  
DIRECTOR

Received By:  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Continental Landmark, et al  
Petitioner's Attorney: Benjamin Bronstein

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

JULY 31, 1991

(301) 887-4500

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: CONTINENTAL LANDMARK, INC.  
Location: ARBORWOOD SUBDIVISION  
Item No.: 510 Zoning Agenda: JULY 16, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved  
Planning Group  
Special Inspection Division

JK/REK

Rec'd  
ju 8/1/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: August 1, 1991

FROM: Robert W. Bowling, P.E.  
Zoning Advisory Committee Meeting  
for July 16, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 477, 510, 1, 2, 5, and 8.

For Item 4, the previous County Review Group comments are still applicable.

Robert W. Bowling  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: August 15, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Continental Landmark, Inc., Item No. 510

In reference to the petitioner's request, staff offers the following comment.

The site plan accompanying the petition depicts an attractively designed sign treatment. This office, however, can find no justification for the illumination of a sign identifying a residential subdivision.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat

ITEM510/ZAC1

Rec'd  
8/20/91



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

141 West Chesapeake Avenue  
Towson, MD 21204

July 1, 1991

Continental Landmark, Inc.  
8743-R Nylander Lane  
Towson, MD 21204

RE: Petition Filed in Zoning Office  
Item Number 510

Dear Petitioner:

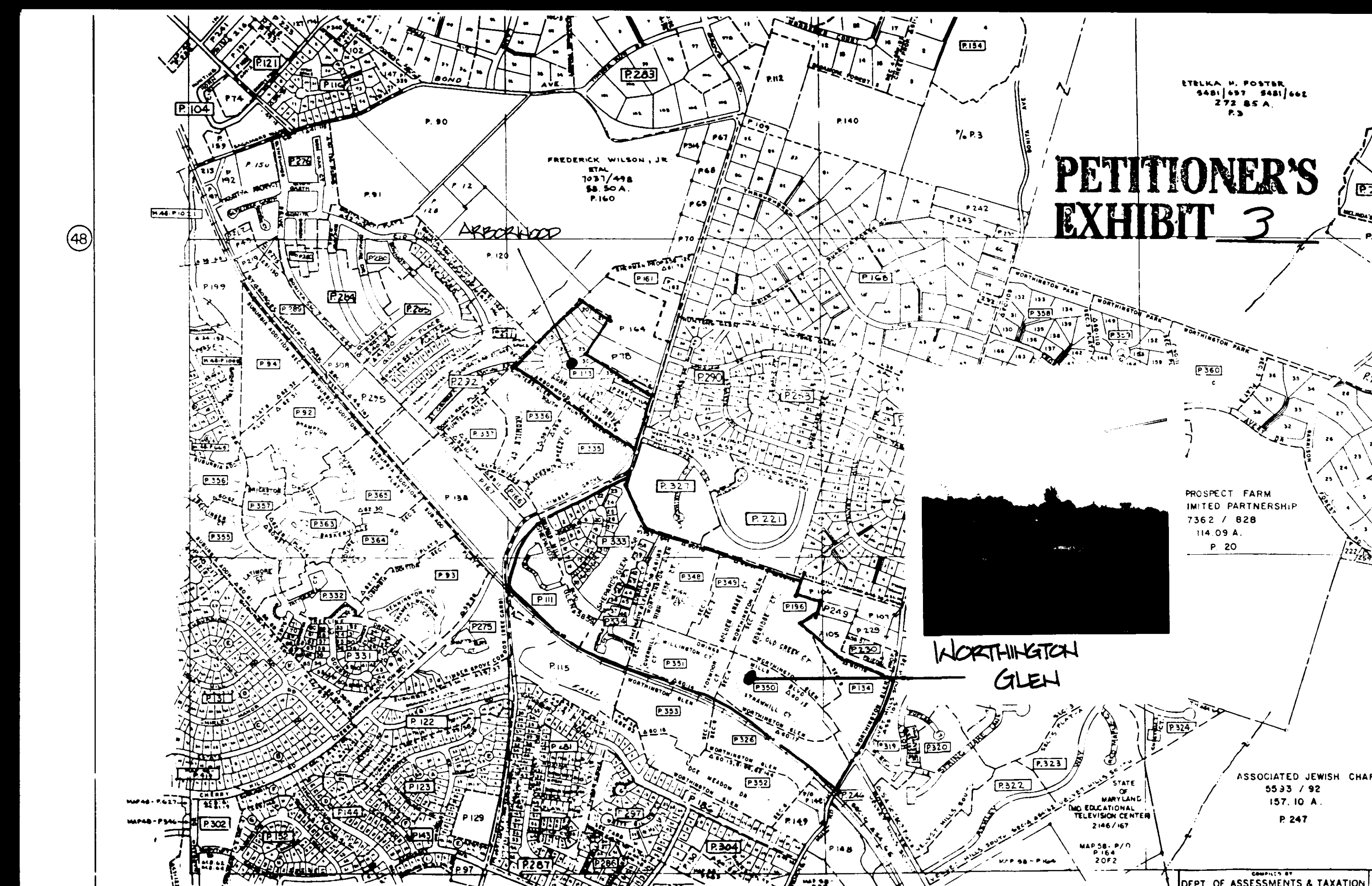
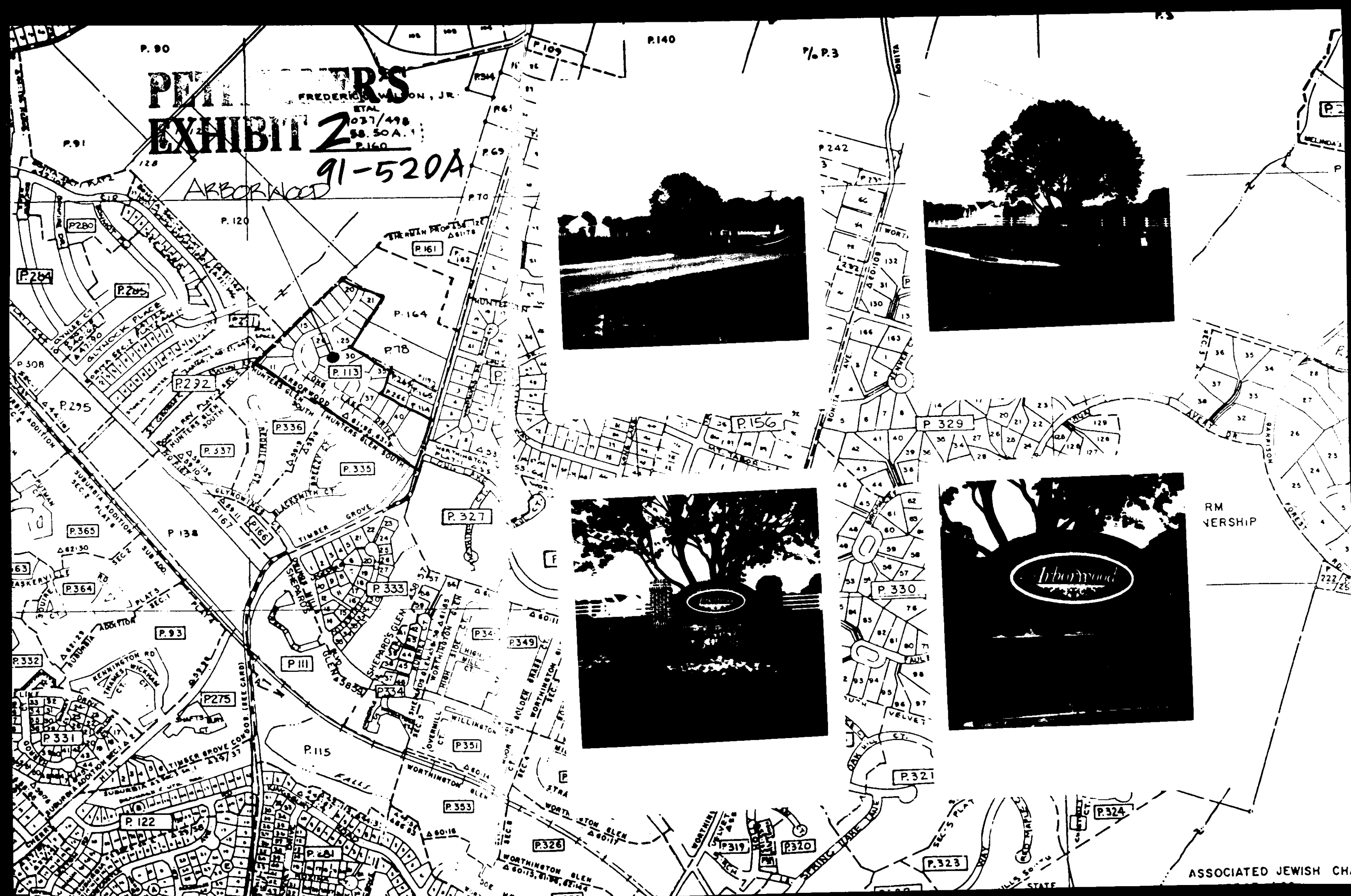
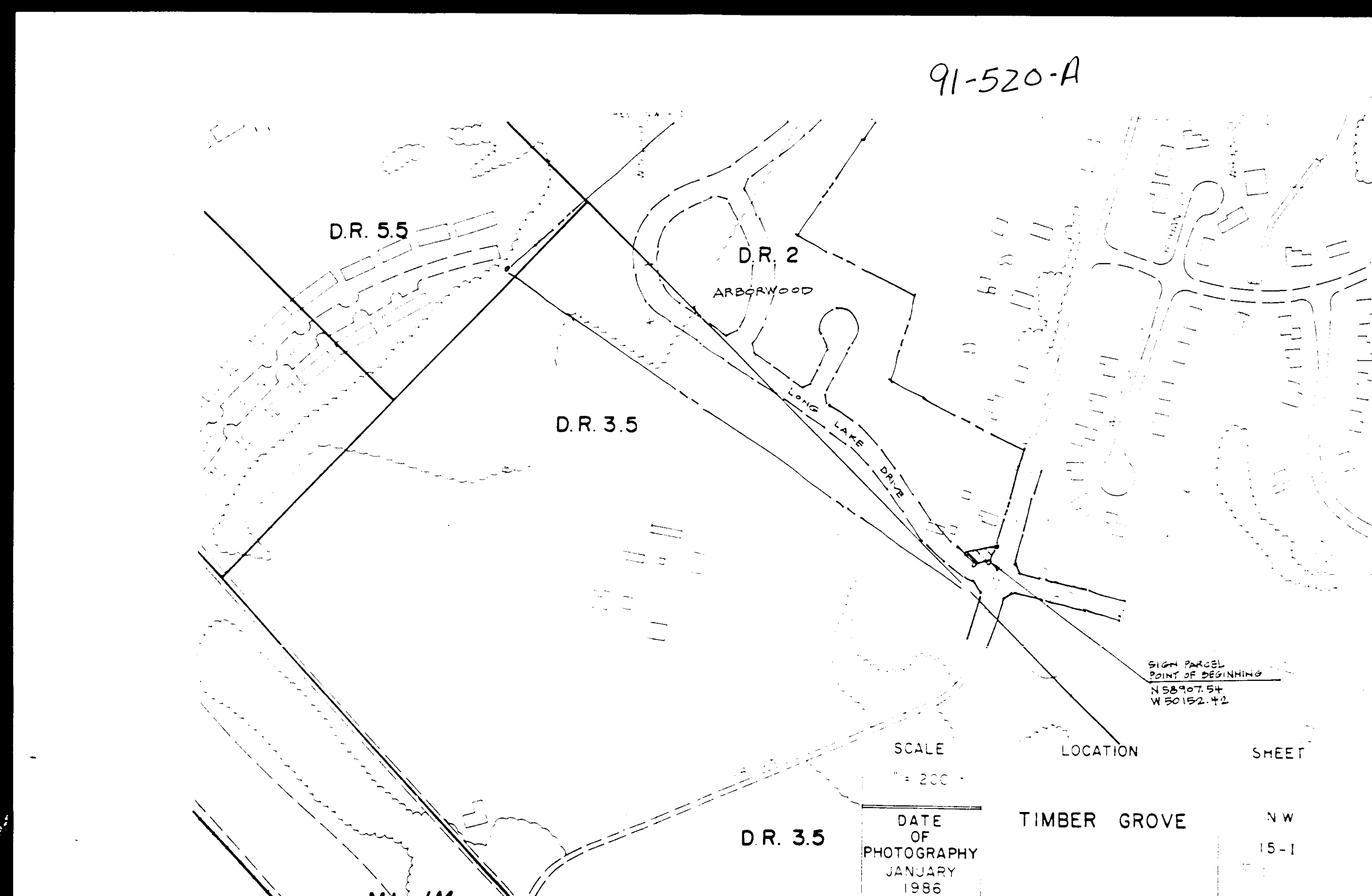
This letter is to inform you that, due to a technical problem, your Petition for Variance has not been placed on the agenda for the week of July 9, 1991. According to our records, this Petition was filed on June 27, 1991 with Catherine A. Milton.

In order for this Petition to be placed on the next agenda, you must contact Miss Milton at 887-3391 to rectify the problem.

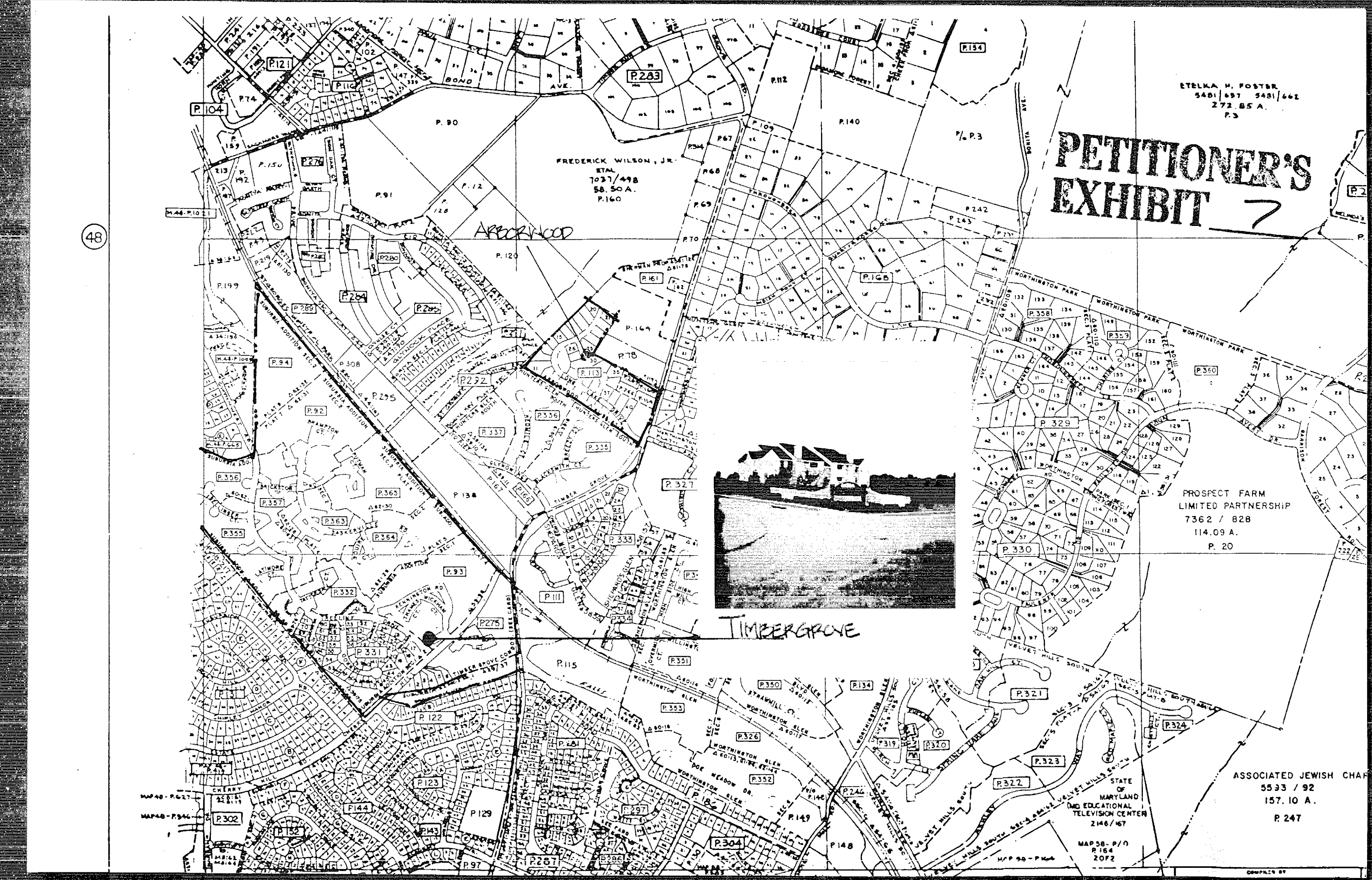
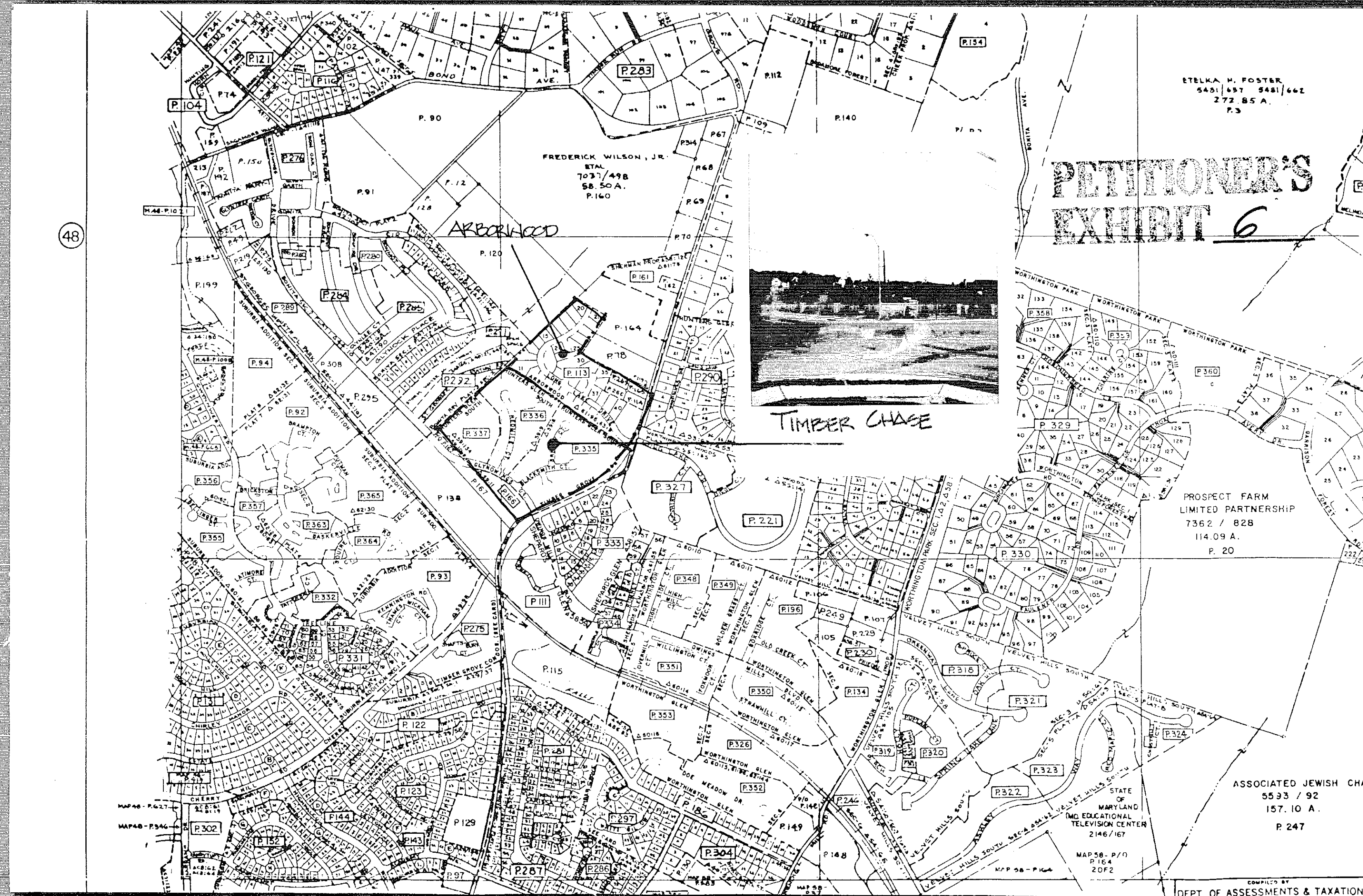
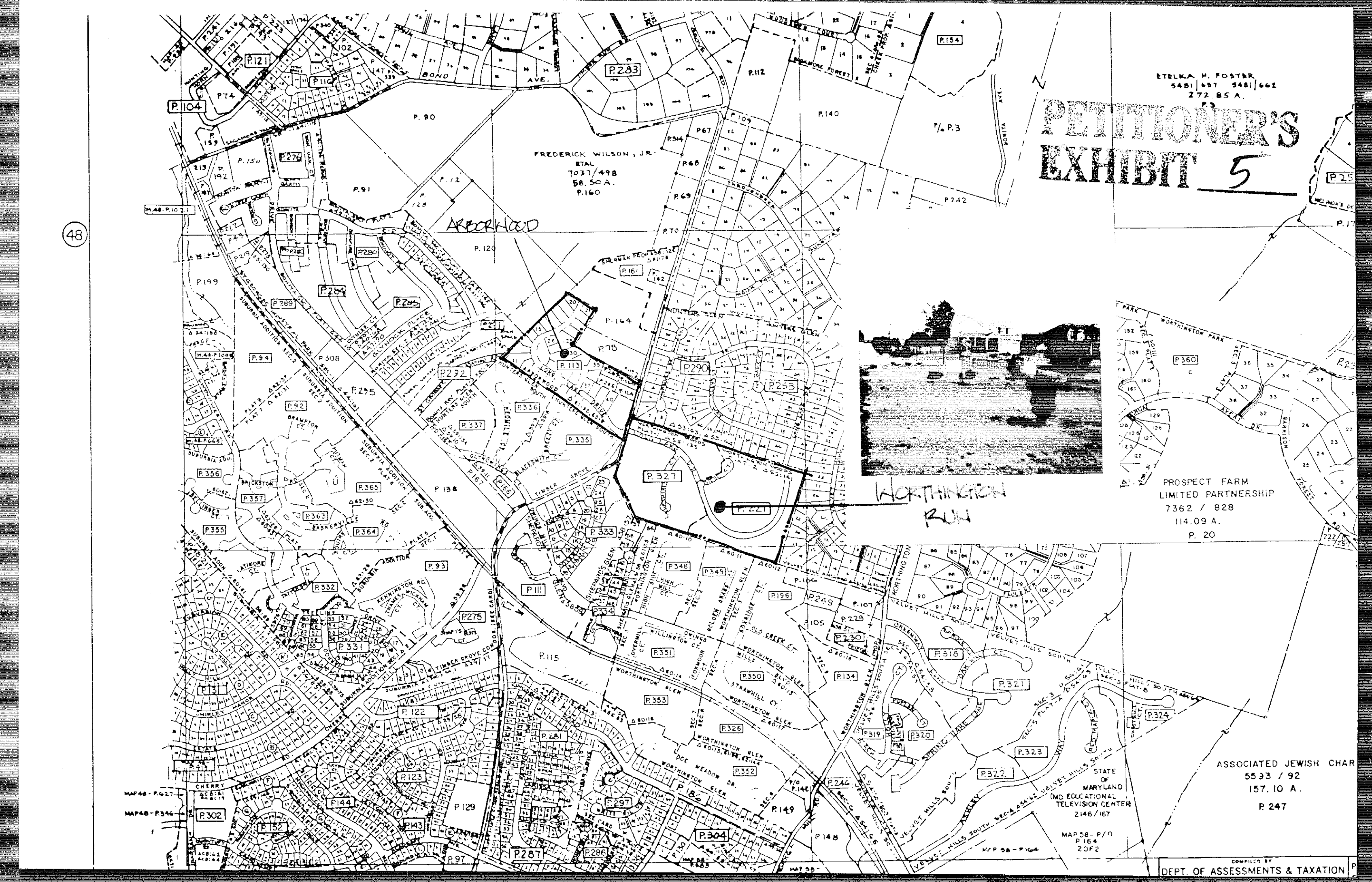
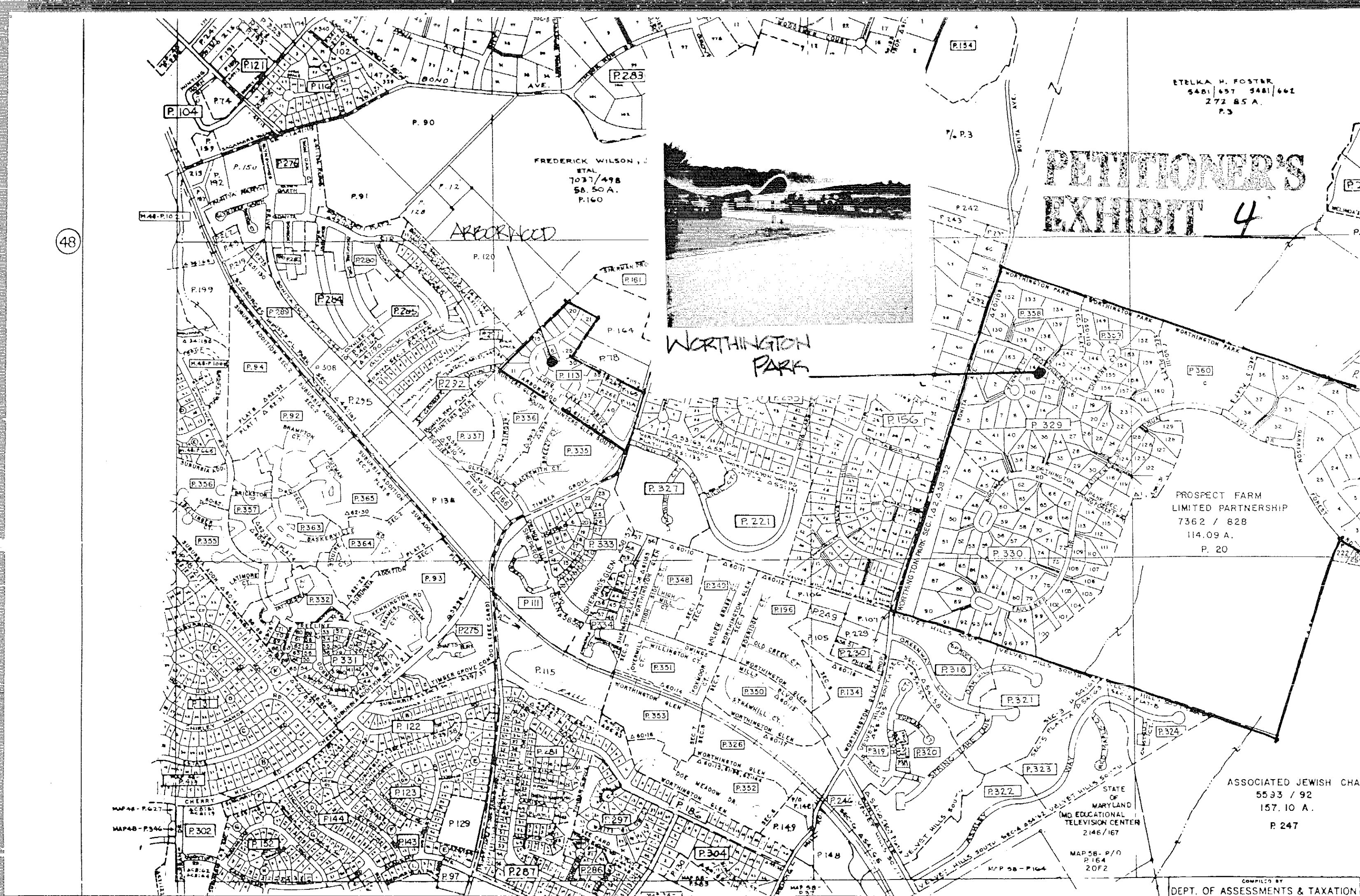
Very truly yours,  
*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:scj

cc: Benjamin Bronstein, Esquire  
William F. Kirwin, Inc.

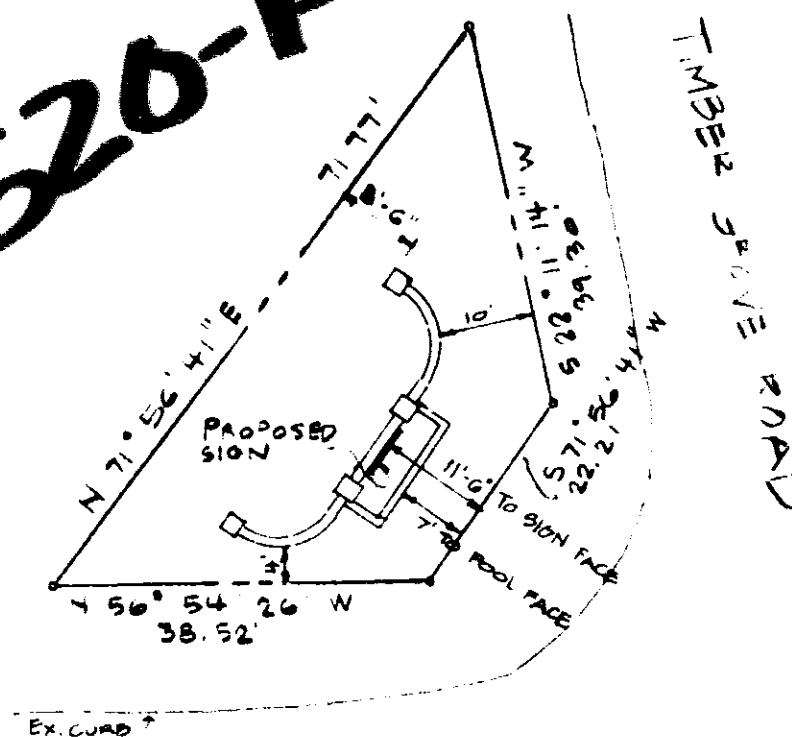






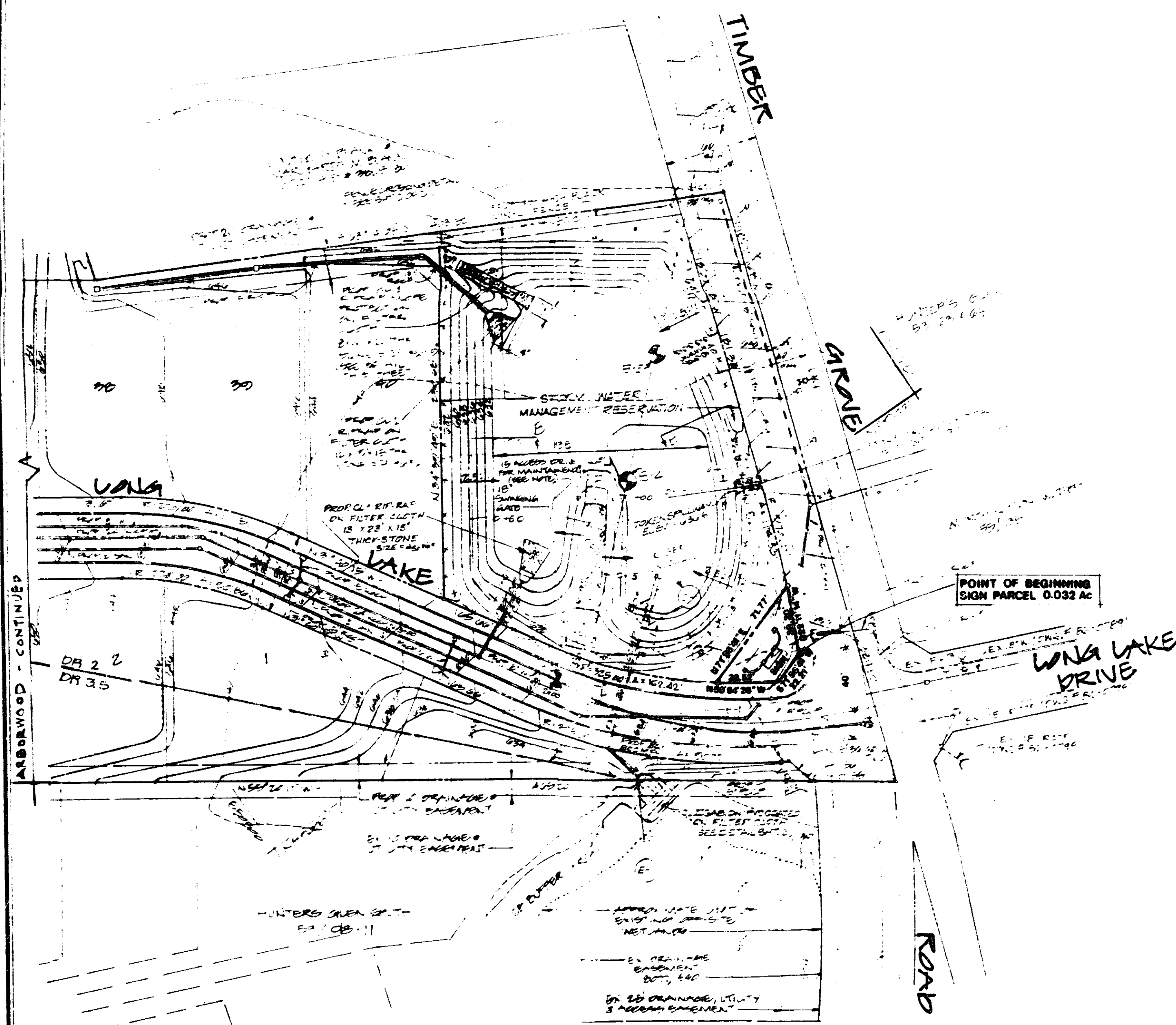


91-520-A



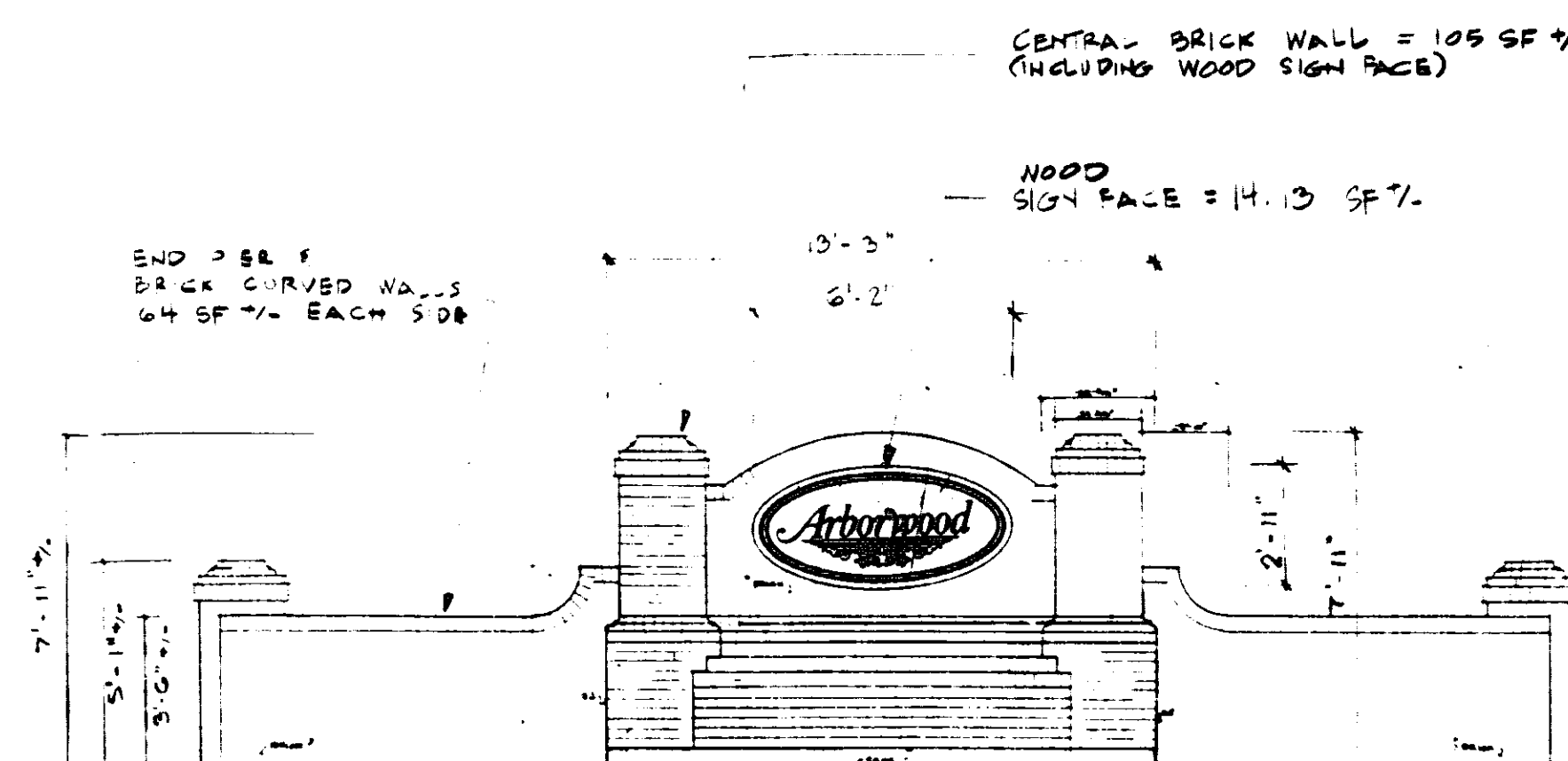
LONG LAKE DRIVE

SETBACK DETAIL  
SCALE: 1" = 20'

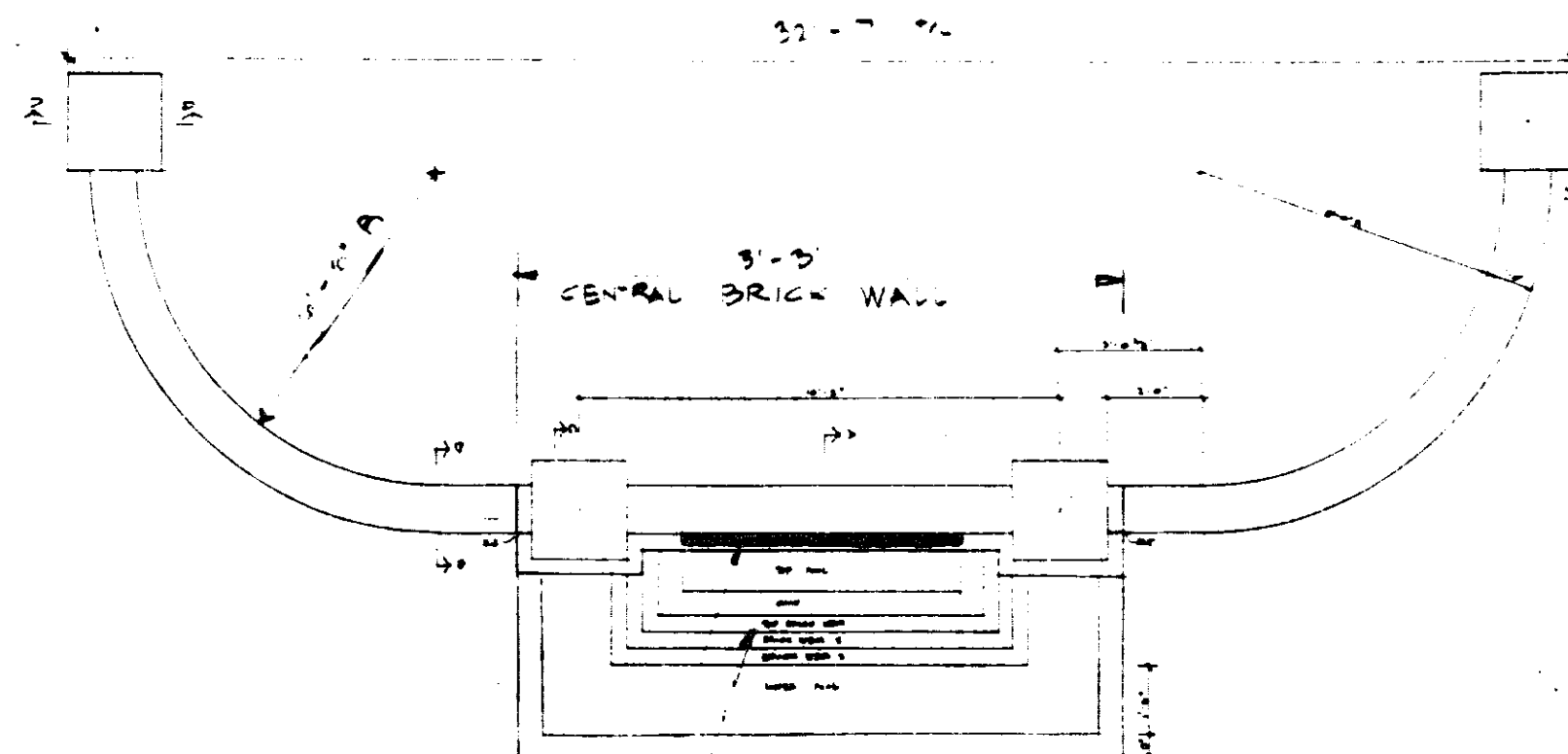


PLAN  
SCALE: 1" = 50'

**WFK** WILLIAM F. KIRWIN, INC.  
Land Planning and Surveying  
28 E. Susquehanna Avenue  
Towson, MD 21204  
Phone 301-337-0075



ELEVATION

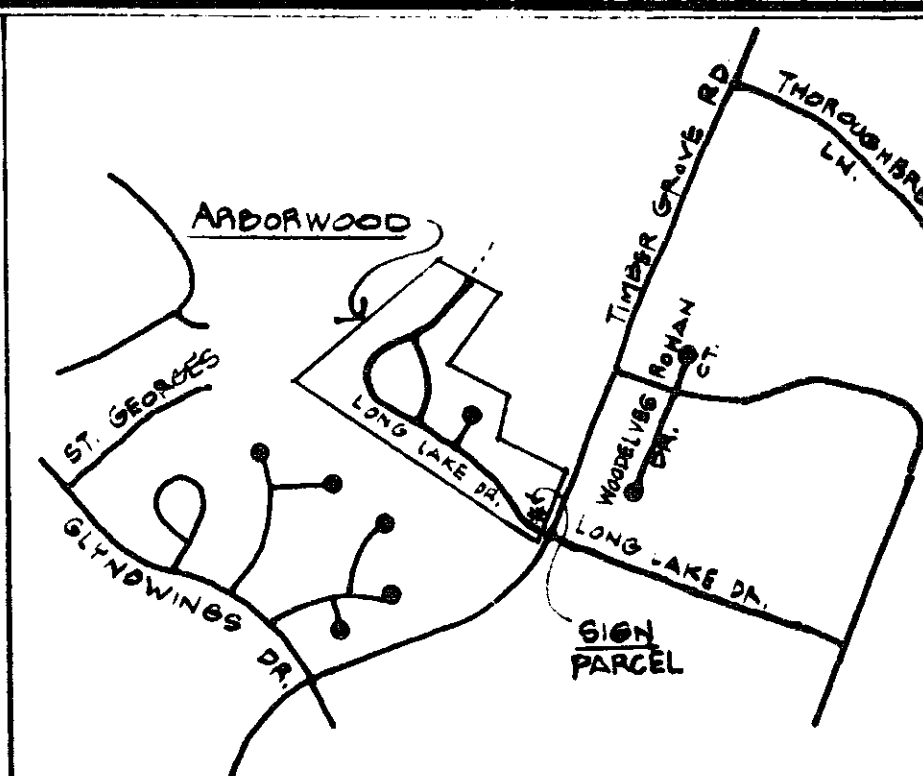


PLAN

WOOD SIGN FACE  
WATER FEATURE

SIGN DETAILS  
SCALE: 1" = 10'

SIGN FACE & WATER  
FEATURE WILL BE EXTENSIVELY  
ILLUMINATED



VICINITY MAP  
SCALE: 1" = 1000'

LOCATION INFORMATION

- COUNTY MAP DISTRICT - 38R
- ELECTION DISTRICT - 4TH
- 1:1200 SCALE MAP & NW 15 I
- ZONING NO PRIOR VARIANCES
- SITE IS NOT A DESIGNATED BAY OR TIDAL AREA
- SEE ARBORWOOD SUB PLAN NO. 870.3, APPROVED APR. 3, 1997 FOR NEARLY KNOWN AS THE BUNK PROPERTY.

GENERAL CALCULATIONS ARBORWOOD

- Gross Acreage = 12.5122 Ac.
- Existing Zoning  
OR 3.1 0.14 Ac.  
OR 3.1 1.11 Ac.  
OR 2 1.19 Ac.  
Existing Use: Residential  
Proposed Use: Single Family Residential
- Proposed Units  
OR 3.1 0.14 Ac. = 0.27 units  
OR 3.1 1.11 Ac. = 12.29 units  
OR 2 1.19 Ac. = 27.40 units  
Total = 40.06 units
- Common Open Space  
required: 40 dwelling units = 400 s.f. = 0.009 Ac.  
provided: 0.8363 Ac. ✓  
N.O.A. Open Space shall be owned and maintained by the Home Owners Association (O.8796 Ac. ✓)
- Parking provided  
Each dwelling unit will include a 2-car off-street parking space
- Trash collection, snow removal, and road maintenance are to be provided to the junction of the parkway and street right-of-way
- Storm Water Management Area to be owned and maintained by Baltimore County.
- No clearing, grading or construction in 50 foot Stream Buffer in wetlands except as permitted by Baltimore County Water Quality
- Owner/Developer shall comply with the best management practices contained within the water Quality Management Policy
- Except as otherwise indicated all building restriction lines shown herein shall be placed as the result of an interpretation only of currently applicable regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions may apply, including the minimum setback of 22 feet to be held from the street right-of-way line to the garage or carport entering directly from the street

SIGN PARCEL NOTES

- SIGN TO BE LOCATED WITHIN PARCEL INDICATED ON PLAN.
- SIGN PARCEL CONFORMS TO "30' SIGN EASEMENT" AREA INDICATED ON 1ST AMENDED PLAT OF ARBORWOOD.
- SIGN PARCEL = 1410 SF ± = 0.032 AC ±
- ZONING: OR 2

91-520-A PETITIONER'S  
EXHIBIT 1

ARBORWOOD

PLAT TO ACCOMPANY  
PETITION FOR VARIANCE

FOURTH ELECTION DISTRICT - BALTIMORE COUNTY, MD  
5/91

OWNER & DEVELOPER  
CONTINENTAL LANDMARK INC.  
8743 - R MYLANDER LANE  
TOWSON, MD 21204  
(301) 825-4200